



County of Los Angeles  
**CHIEF EXECUTIVE OFFICE**

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LOS ANGELES, CALIFORNIA 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA

April 14, 2009

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

31

APRIL 14, 2009

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Board of Supervisors  
GLORIA MOLINA  
First District

MARK RIDLEY-THOMAS  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

**DEPARTMENT OF PUBLIC WORKS:  
LAC+USC MEDICAL CENTER GENERAL HOSPITAL  
REUSE AND PROTECTIVE STORAGE PLAN  
AWARD AGREEMENT  
SPECS. 6358; LACO 0835; DSR 16792  
(FIRST DISTRICT) (3 VOTES)**

**SUBJECT**

Provides specialized architect/engineer (A/E) services necessary to fulfill requirements of the tri-party Memorandum of Agreement (MOA) between the County, Federal Emergency Management Agency (FEMA), and the California State Historical Preservation Office (SHPO). The MOA was established as a condition of the County's acceptance and receipt of \$469 million in disaster assistance financing for the replacement facility.

**IT IS RECOMMENDED THAT YOUR BOARD:**

Authorize the Director of Public Works to execute an agreement with Ken Kurose Architect to provide A/E services for a \$467,580 not-to-exceed fee to develop plans for the protective storage and potential re-use of the historic LAC+USC Medical Center General Hospital.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to authorize Ken Kurose Architect (KKA) to provide A/E services for the protective storage and potential re-use of the historic LAC+USC Medical Center General Hospital (General Hospital).

As a result of the January 17, 1994, Northridge Earthquake, the four inpatient hospital facilities on the campus of the LAC+USC Medical Center, including the General Hospital, sustained damages warranting disaster assistance funding from the FEMA and the Governor's Office of Emergency Services (OES). Through the County's negotiations with FEMA, in lieu of repair of the aging inpatient care facilities, approximately \$469 million of disaster assistance funds were redirected to partially offset costs associated with the construction of the LAC+USC Medical Center replacement through the County's participation in the Seismic Hazard Mitigation Program for Hospitals (SHMPH). FEMA requirements prohibit the County from providing inpatient services in the General Hospital once the Replacement Hospital is opened. As an additional requirement of receipt of the disaster assistance for a replacement facility, the County, FEMA, OES, and SHPO entered into a MOA with respect to the treatment of the historic General Hospital structure.

Under the MOA, upon completion of the Replacement Hospital, the County has one year to develop a plan which documents the activities necessary to preserve the structure which take into consideration any future re-use of the building. This documentation and an implementation schedule is to "be submitted to SHPO...for review of conformity to Stipulation III.C [Secretary of the Interior's Standards for the Treatment of Historic Properties, State Historical Building Code, and prevailing applicable codes]."

The County, in accordance with the MOA and to satisfy FEMA Section 106 review requirements, must now prepare the detailed plan. To that end, KKA is being asked to provide the necessary A/E services to assist in this endeavor, including properly documenting the General Hospital, as well as preparing plans relative to securing, stabilizing, and putting into protective storage as necessary or re-using the facility, as determined by the Board, in accordance with the U.S. Department of the Interior Standards. Among others, potential uses for the facility include development of rental space for a biotech incubator, nonprofit space and space for a workforce development program. Failure to fulfill the MOA requirements would jeopardize the County's receipt of the \$469 million used to fund the replacement facility.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Health and Mental Health (Goal 4). Approval of these services will assist us towards meeting the requirements of receiving disaster-related funds that were used for the replacement health facility.

### **FISCAL IMPACT/FINANCING**

The preparation of the plan for the protective storage and potential re-use of the General Hospital, as well as the necessary building preservation activities, are eligible costs under the SHMPH agreement and funding. However, all funding derived from SHMPH is being utilized to partially defray the costs of the construction of the Replacement Hospital. Therefore, the costs associated with the design plan and the necessary building preservation activities will be financed by the Department of Health Services.

Sufficient appropriation, offset by funding from the Department of Health Services, is available in the Fiscal Year 2008-09 Federal and State Disaster Aid Budget to award the recommended agreement.

Attached, for your reference, is the schedule for the proposed services.

### **FACTS AND PROVISIONS/ LEGAL REQUIREMENTS**

A standard agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for award of this agreement, KKA is willing to consider Greater Avenues for Independence Program/General Relief Opportunities for Work participants for future employment.

As required by your Board, language will be incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees about Board Policy 5.135, Safely Surrendered Baby Law, and that they may be eligible for the Federal Earned Income Credit under Federal income tax laws.

KKA is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

### **ENVIRONMENTAL DOCUMENTATION**

On June 6, 2000, your Board certified the LAC+USC Medical Center Replacement Project Environmental Impact Report/Environmental Assessment (EIR/EA) and adopted its environmental findings and mitigation requirements. The EIR/EA encompassed the fulfillment of the MOA, including the approval of plans addressing the reuse and protective storage of the historic General Hospital such that no further environmental documentation is required for this action.

### **CONTRACTING PROCESS**

The County utilized the accelerated A/E selection process. This process allows the Architectural Evaluation Board (AEB) to provide the County with a list of qualified and preselected A/E firms for specific types of building designs. Using this process, the Department of Public Works (Public Works) selects a firm from the AEB's list and invites it to submit a proposal. KKA was selected from the AEB's prequalified, preselected list to submit a proposal on this accelerated basis. The selection of KKA to submit a proposal was solely based on its qualifications to perform the necessary reuse and protective storage design work. It is anticipated that County-approved vendors and Job Order Contracts will be used for the construction activities relating to the building preservation.

On February 3, 1998, your Board requested that contract opportunities be listed on the Office of Small Business website. However, this contract opportunity was not listed on the website because the AEB evaluation process was used. This process was established by your Board to ensure that firms are selected on an equitable and impartial basis to provide consultant services. Public Works uses the Doing Business with Us website to offer general consultant opportunities, and the AEB supplements its business listing of architectural firms from website information.

KKA has agreed to provide the services for a \$467,580 not-to-exceed fee. The actual preservation activities will not be known until review and approval of a reuse and protective storage plan is approved by SHPO and FEMA. At that time, we will return to your Board, as necessary, with final recommendations regarding award of a contract for the construction activities relating to the building preservation.

The Honorable Board of Supervisors  
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Public Works has evaluated and determined that the County Code Chapter 2.201 (Living Wage Program) does not apply as this agreement is for non-Proposition A services.

KKA's Community Business Enterprises participation data (64.3 percent) and three-year contracting history with the County are on file with Public Works.

**IMPACT OF CURRENT SERVICES (OR PROJECTS)**

The submittal of a reuse and protective storage plan for the historic General Hospital to SHPO and FEMA for review and approval is a requirement for the project funding under the SHMPH and will not impact current services.

**CONCLUSION**

Please return one adopted, stamped copy of this letter to the Chief Executive Office, Facilities and Asset Management and to the Department of Public Works, Project Management Division II.

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:DL:JSE  
CK:BC:bb

Attachment

c: County Counsel  
Department of Health Services  
Department of Public Social Services (GAIN/GROW Program)  
Department of Public Works

April 14, 2009

**ATTACHMENT**

**DEPARTMENT OF PUBLIC WORKS:  
LAC+USC MEDICAL CENTER GENERAL HOSPITAL  
REUSE AND PROTECTIVE STORAGE PLAN**

**AWARD AGREEMENT  
SPECS. 6358; LACO 0835; DSR 16792**

**I. SCHEDULE**

<b>Activity</b>	<b>Scheduled Completion Date</b>
Design	
Contract Execution	04/28/09
- Research, Evaluation, Summary of Photo Documentation	06/29/09
- Identification and Design of Repair/Maintenance Tasks	07/29/09
- Presentation of Systems Modifications	08/27/09
County Review and Approval	09/30/09